

Wheatley Row House
1018 29th Street, N.W.
Washington (Georgetown)
District of Columbia

HABS No. DC-~~222~~ 666

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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
801 19th Street, N.W.
Washington, D.C. 20006

WHEATLEY ROW HOUSE

Location : 1018 29th Street N.W., (Georgetown) Washington, D.C.,
west side of street, southern most of 8 identical
row houses.

Present owner: Miss Elinor P. Burns

Present Occupant: Mr. and Mrs. David Schoenbrod

Present Use: Residence

Statement of
Significance: An attractive example of a type of multiple dwelling
common in the late 19th century. Several groups of
row houses are found in this area.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners: The following is an incomplete chain of title to the land on which the row house stands. The site is in Square 1192, lot 74 (of lots 74 to 67 inclusive) (Old Square 22, lots 36, 58, 59), in Deakins, Lee and Casanave's Addition to Georgetown. The references are to the Recorder of Deeds, District of Columbia.

1809 Deed May 5, 1809 recorded May 10, 1809 in
Liber V folio 416
William Brent
Thomas Sim Lee
To
John Hoyer
Leonard M. Deakins
58 and 59 are but two of 32 lots that are here transferred.

1810 Tax deed May 24, 1810 recorded July 25, 1810 in
Liber Y folio 391
Jacob Mountz
Col. of taxes for Corp. of Georgetown
To
George Johnson
Lots 30, 58, 59, 61 and part of 29 charged to Wm.
Deakins' heirs conveyed to Johnson.

1810 Deed July 24, 1810 recorded July 26, 1810 in
Liber Y folio 399

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George Johnson
To
John Hoyer

- 1813 Deed November 13, 1813 recorded November 22, 1813 in
Liber AF folio 442
Thomas Sim Lee
To
Leonard M. Deakins
John Hoyer
Tenants in common.
- 1833 Tax deed February 27, 1833 recorded February 27, 1833 in
Liber WB folio 42/77
John Cox, Mayor of Georgetown
To
John Hoyer
- 1836 Deed July 16, 1836 recorded July 16, 1836 in
Liber WB folio 59/5
John A. Smith Jr.
To
John Hoyer
- 1849 Will of John Hoyer dated March 2nd 1849 probated June 12, 1849
Will book 16, folio 267
"To my friend George Smith and my nephew Edward Hoyer and
the survivors of them.... I give and devise all the rest
and residue of my property real personal and mixed in
trust to be sold by them or either of them.... as soon
as practicable after my decease" - to pay debts, etc.
- 1853 Deed March 18, 1853 recorded April 27, 1853 in
Liber JAS folio 54/390
George Smith (of Alexandria)
executor of will of John Hoyer
To
Francis Wheatley
This included lots 51, 52, 58 and 59.
- 1858 Deed in Trust April 16, 1858 recorded June 14, 1858 in
Liber JAS, folio 56/301
Francis Wheatley et ux Caroline
To
Walter S. Cox
Hugh Caperton, trustees
Lots 51, 52, 58 and 59.
- 1859 Deed in Trust December 22, 1850 recorded March 8, 1859 in
Liber JAS folio 170/249

Francis Wheatley et ux Caroline
To
Walter S. Cox
Hugh Caperton, trustees
Lots 51, 52, 58 and 59.

- 1883 Will of Francis Wheatley
July 26, 1878, codical March 18, 1880, probated November
2, 1883
Will book 21, folio 34
Instructs the "equal distribution" of his estate.
- 1884 Subdivisions of lots 36, 58, 59 in the Deakins, Lee and
Casanave's addition as recorded in Liber A.R.S. folio
137 at the records of the Office of the Surveyor of
District of Columbia, into sub-lots 62-74. Made by
executors of Francis Wheatley June 28, 1884.
- 1884 Deed in Trust September 4, 1884 recorded September 11, 1884 in
Liber 1098 folio 64
Charles Wheatley
Samuel E. Wheatley
Walter T. Wheatley
Executors of Francis Wheatley
and
Charles Wheatley
Samuel E. Wheatley et ux Virginia R.
Walter T. Wheatley et ux Minnie D.
William Wheatley et ux Tannie G.
Martha U. C. Taylor
Marion W. McCullough et vir Allen A.
To
William A. Gordon, Jr.
Lots 63, 64, and 65.
- 1884 Deed September 11, 1884 recorded September 11, 1884 in
Liber 1098 folio 74
William A. Gordon Jr.
To
Charles Wheatley
Samuel E. Wheatley
Walter T. Wheatley
William Wheatley
Tenants in common
Conveys 63, 64 and 65 as above.
- 1884 Deed September 11, 1884 recorded September 11, 1884 in
Liber 1098 folio 80
William A. Gordon
To
Marion W. McCullough

Lots 62, 66 and 74.

Grantor conveys as trustee under deed from Charles Wheatley and other September 4, 1884.

1905 Deed October 25, 1905 recorded October 28, 1905 in
Liber 2880 folio 180
Marion W. McCullough, widow
To
Samuel Artz

1907 Deed January 9, 1907 recorded January 9, 1907 in
Liber 3029 folio 395
Samuel Artz et ux Emma J.
To
S. Norris Thorne

1910 Will of S. Norris Thorne dated April 25, 1910
probated June 27, 1910
Will book 74, folio 82.

1912 Deed recorded June 18 1912 in
Liber 3532 folio 483
Mary B. Thorne, widow
Rachel V. Thorne et vir Joshua S.
Joel Edgar Thorne et ux Lydia
Richard Hamilton Thorne et ux Frances J.
devisees of S. Norris Thorne
and
American Security & Trust Co.
D.C. Corp. trustee under will
To
Georgie Taylor
Consideration \$1,000.

1912 Deed August 21, 1912 recorded August 23, 1912 in
Liber 3550 folio 452
Georgie Taylor, widow
To
Walter T. Wheatley
Lot 73, consideration \$10.

1919 Will of Walter T. Wheatley dated July 8, 1902
Probated November 17, 1919
Will book 100, p. 482
Gives property to Minnie D. Wheatley

1943 Will of Minnie D. Wheatley dated June 9, 1933
Probated June 5, 1943
Will book 307 folio 562
Left, among other property, lots 72, 73 and 74,

Square 1192, improved by premises 1018, 1020, 1022,
29th St., N.W. for a total approx. value \$4,500.
(Administration #60, 866, filed November 10, 1942.)

- 1944 Deed in Trust March 24, 1944 recorded April 7, 1944 in
Liber 7956 folio 420
Katherine Dougal, devisee under will of Minnie D. Wheatley, etc
To
M. W. Kennedy as trustee
Lots 62, 72, 73 and 74.
- 1944 Deed in Trust March 29, 1944 recorded April 7, 1944 in
Liber 7956 folio 421
M. W. Kennedy
(acting pursuant to the authority vested in her by
a Deed in Trust from Katherine Dougal, devisee under
the will of Minnie Wheatley...)
To
Jesse W. Rawlings
Donald S. Nash
- 1945 Deed July 27, 1944 recorded December 28, 1945 in
Liber 8199 folio 598
M. Walker Kennedy
To
Frances G. Ticer
Including lots 67-74 and 62.
- 1945 Deed December 4, 1945 recorded December 28 1945 in
Liber 8199 folio 599
Frances G. Ticer
To
William Kibler
- 1945 Deed in Trust December 8, 1945 recorded December 28, 1945 in
Liber 8199 folio 600
William Kibler
To
Paul A. Magoffin
Roy G. Fristoe
- 1947 Release January 9, 1947 recorded February 28, 1947 in
Liber 8434 folio 307
Paul P. Magoffin
Roy G. Fristoe
To
William Kibler
- 1948 Deed February 13, 1948 recorded February 18, 1948 in
Liber 8685 folio 505

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William Kibler
To
Georgia Regn

1949 Deed December 15, 1949 recorded December 20, 1949 in
Liber 9111 folio 11
Georgia Regn Briggs
(previously Georgia Regn)
To
Richard P. Baxter

1951 Deed January 8, 1951 recorded January 12, 1951 in
Liber 9383 folio 625
Richard P. Baxter
To
Peggy Pryce

1953 Deed February 26, 1953 recorded March 5, 1953 in
Liber 9911 folio 93
Peggy Pryce
To
Eugene H. Clay et ux

1953 Deed February 27, 1953 recorded March 5, 1953 in
Liber 9911 folio 103
Eugene H. Clay et ux
To
Samuel R. Gillman

1953 Deed February 27, 1953 recorded March 5, 1953 in
Liber 9911 folio 105
Samuel R. Gillman
To
Margueritta Clay

1955 Deed May 4, 1955 recorded May 9, 1955 in
Liber 10422 folio 575
Margueritta Clay
To
Peggy M. Pryce

1959 Deed January 31, 1959 recorded March 20, 1959 in
Liber 11209 folio 538
Margaret Eguiguren et al
(heirs of Peggy M. Pryce)
To
Elizabeth W. Bell

1959 Deed March 2, 1959 recorded March 20, 1959 in
Liber 11209 folio 540

Elizabeth W. Bell
To
Robert D. Barton et ux

2. Date of erection: Between 1884 and 1887. The subdivision occurs in 1884 (Liber ARS folio 137) and the houses are shown on the 1887 Hopkins Real Estate Atlas.
3. Architect: Not known.
4. Original plans, construction, etc: None known.
5. Alterations and additions: The interior was completely remodeled in 1946.
6. Important old views: None.

B. Historical Events Connected with the Structure:

1. Early owners of the land:

Leonard M. Deakins was the brother of Col. William Deakins Jr., an important local landowner. Colonel Deakins was a notable figure of the late eighteenth century. During the revolution, William Deakins Jr. had risen to Colonel, and later had taken part in the laying out of the new Federal City. In 1790 he was one of the signers of a letter to Washington regarding the sale of land for the city. "In 1791 Major Stoddert and William Deakins, junior, were in frequent confidential correspondence with President Washington about the purchase of land for the proposed site of Washington City. The President relied upon them to negotiate privately the purchase of blocks on important sites at a price lower than the Government could command." (Harold Donaldson Eberlein and Cortland Van Dyke Hubbard, Historic Houses of George-Town and Washington City, Richmond, the Dietz Press, 1958, p. 24).

George Washington's observations on Colonel Deakins are significant in this light. Writing from Philadelphia on March 8, 1792 he says: "Altho' what I am going to add may be a calumny it is necessary that you should be apprized of the report that Colo. Deakins applies the public money in his hands to speculative purposes; and is unable, at times, to answer the call of the workmen. An instance has been given." (Records of the Columbia Historical Society, v. 17, p. 53.)

"When the Bank of Columbia, chartered by the Maryland Legislature in December 1793, was organized for the special

purpose of handling the paper both of the City Commissioners, and of the buyers of city lots, Stoddert was one of the incorporators along with William Deakins, junior, Uriah Forrest, John Mason, Maccubin Ligan, William B. Magruder and Thomas Peter." (Eberlein and Hubbard, p. 25). Col. Deakins was also a member of the Episcopal Church, and was one of the first vestrymen of the Washington parish of the church near the Navy Yard. In 1796 he gave the lot in Georgetown then being solicited for a building site for the Protestant Episcopal Church (Richard P. Jackson, The Chronicles of Georgetown, D.C., 1751-1878, Washington, D.C., R. O. Polkinhorn, 1878, p. 166). He died on March 3rd, 1798, and the inscription on his tomb in Rock Creek cemetery reads: "In his death his family have lost an unshaken friend and a bright example of philanthropy, the poor a liberal benefactor, the distressed of every class a willing helper, Society one of her illustrious ornaments, and George Town by the blow has lost her most illustrious Patron." (CHS v. 21, p. 143.)

As can be seen in the 1809 deed (Liber V, folio 416), Thomas Sim Lee owned a considerable amount of property in Georgetown. Some of his holdings were incorporated in the Deakins, Lee and Casanove Addition to Georgetown. In the Dictionary of National Biography, 1931 (vol. XI, p. 132) we find an account of his life. In brief, he was born October 29, 1745 in Prince George's County, Maryland. In 1777 he began his long career of political service as a member of the provincial council, and in November 1799 he became governor of Maryland. He carried out this office with ability, and was an important patriot, and aid to Washington during the Revolution. In 1783 he became a delegate to the Continental Congress, and in 1792 was recalled as Governor of Maryland. When he retired in 1794, he established a winter residence in Georgetown and was socially active. He died November 9, 1819.

To this it might be added that he was among the first twenty-three Justices of the Peace for the county of Washington that were appointed by President John Adams on March 3rd, 1801 (CHS, v. 5, p. 259). This continuing concern with public office is seen in the letter that George Washington sent him on July 25, 1794 asking him to be one of the commissioners of the Federal City. (CHS v. 17, p. 106-107.)

Assessment records for 1800-07 give details on his wealth (Microcopy 605, group 351, roll 7):

4 1/2 lots on Washington and Bridge Street	
with the improvement of your dwelling	5000
1 lot in Beattys Addition on Dumbarton and	
Washington Streets	200

4 lots on West and Washington Streets	800
1 Square of 12 lots between Green and Montgovery, West and Back Streets	2000
1/3 of the property between "Deakins Estate, Casenave Estate and your self, 69 lots"	3000
5 lots in the slip [?] between Beall's [?] and Beatty & Hawkins Addn	600
2 negroe men	280
2 do. boys	240
3 do. women	300
2 do. girls	120
3 do. children	80
3 horses and coach and sulky	500
2 cows	24
furniture	800
	<u>\$ 13,944</u>

The next assessment during this period totaled his wealth at \$16,265.

Peter Casenave (variously spelled) was born in Spain, and came to Georgetown, where he was a successful merchant. A Mason, he became Worshipful Master of Georgetown's Lodge No. 9 in 1792 and in 1794 was elected fifth mayor of Georgetown. The Deakins, Lee and Casanove Addition to Georgetown is to the southeast of the original plot of 1751. In the Georgetown assessment records of 1800-07 (National Archives Microcopy 605, group 351, roll 7) contains the following entry:

Peter Casanave Heirs	
House and warfe on Water [K] Street	3000
3 lots in Washington, Dumbarton, Gay St.	400
	<u>\$ 3400</u>

William Brent was born in Aquia, Stafford Co., Pennsylvania in 1775. As the deed of 1809 (Liber V folio 416) shows, he held considerable amounts of land in Georgetown in the early 19th century. He was among the first thirteen trustees for the Federal City Public School system that was established by the city council December 5, 1804. Thomas Jefferson was the first president of the board, elected August 14, 1805. The name of William Brent also appears among the seven Managers of the National Lottery ("by authority of congress") issued in February, 1821 in Washington (CHS, v. 22, p. 85). This lottery was to raise funds to erect two public school-houses, a penitentiary, and a Town Hall, with the highest prize of \$100,000. He died in Washington, December 15, 1848.

2. Francis Wheatley:

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"Francis Wheatley was co-founder of a substantial lumber business, (first Wheatley & Walker; then Francis Wheatley), office 37 Water Street (3034 K St., N.W.), and became a leading citizen. One of his sons, Samuel E., was a District Commissioner, 1886-1889. A biographical sketch of Samuel refers to his family as "one of the oldest and best known in the District." The sons carried on the lumber business as Wheatley Bros. until about 1903." (from HABS No. DC-114.) The double house that he built at 3060-3062 M Street N.W. about 1871 still stands today. (HABS No. DC-114.) Walter T. Wheatley was Senior Warden of the Potomac Lodge No. 5 in 1874.

3. Washington directories provide the following tenant information for 1018 29th St.

1915	Alethea A. Johnson, dressmaker
1917-19	Isabel C. Butler
1921-25	Allen Jackson
1927-29	Carrie Barnes (Mrs.)
1931	vacant
1933	Bessie Murry
1935	William Cradle
1937-39	Mrs. Mary M. Hawkins
1941	Charles Fields
1943	C. Thomas Fields
1948	vacant
1954-56	Eugene H. Clay (owner)
1960	vacant
1962-67	Margaret MacKinnon

C. Sources of Information:

1. Primary and unpublished sources: Recorder of Deeds, District of Columbia.
Georgetown Assessment records, National Archives (Microcopy 605, group 351).
2. Secondary and published sources: Records of the Columbia Historical Society.
Richard P. Jackson, The Chronicles of Georgetown, D.C., 1751-1878, Washington, D.C., R. O. Polkinhorn, 1878.
Dictionary of National Biography, 1931, vol. XI.
Washington city directories.
3. Likely sources not yet investigated: D.C. Building Permits.

Prepared by Daniel D. Reiff
Architectural Historian
National Park Service
September, 1967

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: 1018 29th Street presents an excellent example of one unit in a late 19th century row house complex.
2. Condition of fabric: The structure is well-maintained and has been unaltered externally. The interior was remodeled extensively in 1946.

B. Description of Exterior:

1. Overall dimensions: A narrow rectangle in plan, 12' 4" by 28' 0". Two bay facade and rear; two stories, with sunken basement exposed in rear.
2. Foundation: Brick to grade.
3. Wall construction: Wall composed of red brick in common bond (headers every eight rows); painted beige on the east elevation. On this facade the embellishments have been painted darker. Party walls are shared on both the north and south. The west wall has similar bond to the east but is not painted.
4. Framing: Load bearing brick walls with wooden framing.
5. Porches, stoops, bulkheads, etc: On the east side, two basement windows have brick areaways. At the front door is a red brick platform with two steps.
6. Chimneys: Two small common bond red brick chimneys with terra cotta flues are located inside the south party wall.
7. Openings:
 - a. Doorways and doors: A chamfered wooden frame supporting an ornate cornice piece encloses a six panel wooden door, with a modern wooden screen door. The cornice rests on two incised wooden consoles which terminate in palmettes. A row of raised palmettes occupy the upper part of the frieze above an attached modern metal eagle. A 15 light wooden frame basement door with aluminum screen door appears at the basement level on the west side.
 - b. Windows and shutters: On the east elevation, double panel fixed louver shutters, painted dark beige, flank six-six double hung wooden windows. The opening is crowned by a wooden lintel with cyma recta top molding capped with

metal flashing. The west elevation contains similar windows with flat brick arches but no shutters. All windows have wooden sills.

8. Roof:

- a. Shape, covering: The roof is low pitched, sloping from east to west, with unknown covering.
- b. Cornice, eaves: A projecting wood and metal cornice crowns the facade (east elevation). In the frieze occur a row of raised wooden Greek-like crosses above two symmetrically placed raised perforated rosettes. Terminal consoles rise through the capping element and descend to incised palmettes resting on the brick wall. The west elevation is crowned with two projecting brick courses and a protruding curved metal gutter.
- c. Dormers, cupolas, towers: None.

C. Detailed Description of Interior:

1. Floor plans: Remodeling has changed the original arrangement; at present it consists of:
 - a. Basement: Front half is now the kitchen, with a toilet/storage room. Rear half is the dining room with stairs to all floors in the southwest corner.
 - b. First floor: Entirely open as one room; a fireplace is near the middle of the south wall.
 - c. Second floor: A front and back bedroom are separated by a bathroom and hall.
2. Stairways: Stairs with winders occur in the southwest corner with 14 risers ascending to the second floor and 13 descending to the basement, with carved newels and handrails.
3. Flooring: Modern hardwood.
4. Wall and ceiling finish: Plaster.
5. Doorways and doors: Modern doors with surrounding simple molded architraves.
6. Decorative features and trim: Architraves occur about the door and windows; there are simple wooden mantels, and simple ceiling and base moldings.

7. Notable hardware: None.
8. Lighting, type of fixtures: Modern incandescent.
9. Heating: Gas heated hot air blower system. Fireplaces are operable.

D. Site:

1. General setting and orientation: This is one of eight identical row houses located on the west side of 29th Street between the Chesapeake and Ohio Canal and K Street. The facade faces east. At present this row is surrounded by commercial and industrial activities.
2. Enclosures: A twisted wrought fence abuts the front walk and encloses the basement areaway on the east side. The rear court is surrounded by a vertically boarded fence.
3. Outbuildings: None.
4. Walks: Public walk in front of common bond red brick.
5. Landscaping: A split level red common bond brick and stone paved court in the rear is surrounded by evergreens, apple trees, and roses.

Prepared by William R. Gwin
Student Assistant Architect
National Park Service
September, 1967

~~ADDENDUM TO:~~

WHEATLEY ROW HOUSE
Georgetown
1018 29th Street, NW
Washington
District of Columbia

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